

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Special Meeting

MINUTES

October 25, 2013

9:00 a.m. Closed Session * 10:00 a.m. Open Session

1. CALL TO ORDER/ROLL CALL

President Gerald Pasek called the regular meeting of the Board of Directors of Rancho Murieta Community Services District to order at 9:00 a.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Roberta Belton, Betty Ferraro, Paul Gumbinger, and Michael Martel. Also present were Edward R. Crouse, General Manager; Darlene Gillum, Assistant General Manager; Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; and Suzanne Lindenfeld, District Secretary.

2. ADOPT AGENDA

Motion/Gumbinger to adopt the agenda. **Second/Martel**. **Ayes: Pasek, Belton, Ferraro, Gumbinger, and Martel. Noes: None.**

3. COMMENTS FROM THE PUBLIC

President Pasek stated that this will be carried over to after the Closed Session.

4. BOARD ADJOURNED TO CLOSED SESSION AT 4:03 P.M. TO DISCUSS THE FOLLOWING ITEMS:

Under Government Code section 54956.8: Conference with Real Property Negotiators - Real Property APN 128-0080-067; APN 128-0080-068; APN 128-0080-069; APN 128-0080-076; and APN 128-0100-029. Real Property Agency Negotiator: Edward R. Crouse, General Manager. Negotiating Party: CSGF Rancho Murieta, LLC, BBC Murieta Land, LLC, Murieta Retreats, LLC, PCCP CSGF RB PORTFOLIO, LLC. Under Negotiation: Price and Terms.

Conference with Legal Counsel – Anticipated Litigation. Initiation of litigation pursuant to Government Code Section 54956.9(c): (One Potential Case).

Conference with Legal Counsel – Anticipated Litigation. Significant Exposure to Litigation Pursuant to 54956.9(b): (One Potential Case).

The Board reconvened to Open Session at 10:12 a.m. and reported the following:

Under Government Code section 54956.8: Conference with Real Property Negotiators - Real Property APN 128-0080-067; APN 128-0080-068; APN 128-0080-069; APN 128-0080-076; and APN 128-0100-029. Real Property Agency Negotiator: Edward R. Crouse, General Manager. Negotiating Party: CSGF Rancho Murieta, LLC, BBC Murieta Land, LLC, Murieta Retreats, LLC, PCCP CSGF RB PORTFOLIO, LLC. Under Negotiation: Price and Terms. Nothing to report.

Conference with Legal Counsel – Anticipated Litigation. Initiation of litigation pursuant to Government Code Section 54956.9(c): (One Potential Case). Nothing to report.

Conference with Legal Counsel – Anticipated Litigation. Significant Exposure to Litigation Pursuant to 54956.9(b): (One Potential Case). Nothing to report.

5. FINAL REVIEW OF 670 FINANCING AND SERVICES AGREEMENT

Jonathan Hobbs, District General Counsel, reported that the FSA was presented to the Board for review and approval. The Board has asked staff and legal counsel to go back and double check some of the numbers and confirm some of the data. Therefore, Mr. Hobbs requested the item be put over to a date to be determined.

Motion/Belton that the Board put over a decision on the FSA as presented today to a future date when all data requested is available. **Second/Gumbinger.**

Mr. Hobbs stated that before the Board votes, the public should be allowed to comment.

John Sullivan asked if there was an estimate of when it will be coming back to the Board. President Pasek stated the item will be brought to the Board once all the data is available.

Ayes: Pasek, Belton, Ferraro, Gumbinger, and Martel. Noes: None.

6. COMMENTS/SUGGESTIONS – BOARD MEMBERS AND STAFF

Ed Crouse stated that Paul Siebensohn will be touring the Yuba City Water Treatment Plant scheduled for Tuesday, October 29, 2013. Ed also stated that Paul Siebensohn may be able to arrange a tour of the Main Lift North project if anyone is interested in seeing some of the work being done.

Director Martel stated that he liked the work that staff had done on the FSA. He also stated that he reported a possible violation to District staff and they are looking into it. As a Board member, Director Martel stated that as a Director, he should get a report back on this matter.

Director Belton reminded everyone to be careful with the kids out next Thursday (Halloween) and that the time change goes into effect next weekend.

Director Ferraro commented on her attendance at the California Special Districts Association Annual Conference she attended. A lot of what she attended covered suggestions about open communication, transparency, and communicating using laughter as a hook to get people to pay attention. Director Ferraro stated that she is looking to ensure that this community is not buying into something that they don't know about in the FSA.

7. ADJOURNMENT

Motion/Gumbinger to adjourn at 10:22 a.m. **Second/Belton. Ayes: Pasek, Belton, Ferraro, Gumbinger, and Martel. Noes: None.**

Respectfully submitted,



Suzanne Lindenfeld, District Secretary